



City of Granite City

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Board of Appeals MINUTES May 4, 2011

The Granite City Board of Appeals met on Wednesday, May 4, 2011. Chairman Sam Akeman called the meeting to Order at 7:00 PM.

Members Present: Sam Akeman, Debbie Smith, Kayleen Johnston, Douglas Conrad and Kitty Reither and Kim Benda. Also present were: Aldermen Dan McDowell and Steve Willaredt, Zoning Administrator. Excused absence Evelyn Harris.

COMMENTS/SWEAR IN

The Petitioner was sworn in by the Chairman. Mr. Akeman stated the Board of Appeals is a recommending body to the City Council and the Council will make the final determination at the next City Council meeting scheduled for May 17, 2011.

MINUTES/AGENDA

A motion to approve this evening's Agenda and the Minutes from the previous meeting (January 5, 2011) was made by Douglas Conrad and seconded by Debbie Smith. Voice Vote. All ayes.

PETITIONER – Donald Mitchell 2824 Willow Avenue

The Zoning Administrator, distributed three color photos of the Petitioner's property showing the front of the house and driveway of 2824 Willow (Attachment A, available upon request).

The Petitioner, Donald Mitchell, was introduced and was asked to present his request. He stated, due to storm damage last March, his home is in need of a new roof. He believes the timing is good to construct a carport. Mr. Mitchell would like to use the existing driveway and is requesting a zero setback variance on the right side of the property line (see page 3 of photos). The carport would extend to the rear of the drive, up to his fence line. The width and the roof of the carport and gable will match the house.

Chairman Akeman stated no one was present to voice objections and called for questions or comments from the Board. Kitty Reither asked if his neighbor has agreed with his plans and was told his neighbor is supportive. Debbie Smith asked about guttering and stated water drainage could not run onto the neighbor's property.

Steve Willaredt recommended the Petitioner include downspouts and gutters in his bid for construction for both the house and the carport. He said it is a requirement on new construction and for additions. The Chair called for further discussion. None voiced.

MOTION to approve the zero setback variance was made by Douglas Conrad and seconded by Kayleen Johnston. Roll call vote. All ayes. Motion carried by unanimous consent.

NEW BUSINESS

None voiced.

UNFINISHED BUSINESS

None voiced.

A Motion to Adjourn was made by Kitty Reither and seconded by Debbie Smith. All ayes.

Respectfully submitted,

Barbara Hawkins

Secretary

Board of Appeals

BOARD OF APPEALS ADVISORY REPORT

PETITIONER: Donald Mitchell

LOCATION: 2824 Willow Avenue

REQUEST: Zero Setback variance for construction
of a new carport on right side of property.
Zoned R-2

FINDINGS OF FACT:

1) Proposed variance is consistent with general Purpose of the ordinance Section 1-1:

Yes

2) The strict application of the district requirements would result in great practical difficulties or hardship to the applicant, and prevent reasonable return on property:

Yes

3) The proposed variance is the minimum deviation from such requirements that will alleviate the difficulties/hardship, and allow a reasonable return on the property:

Yes

4) The plight of the applicant is due to peculiar circumstances not of his own making:

Yes

5) The peculiar circumstances engendering the variance request are not applicable to other property within the district, and therefore, that a variance would be a more appropriate remedy than an amendment (re-zoning): **Yes**

6) The variance, if granted, will not alter the essential character of the area where the premises in question are located nor materially frustrate implementation of this Municipality's Comprehensive Plan:

No

Motion by Douglas Conrad and seconded by Kayleen Johnston to allow the Petitioner's request for setback variance on right side property line, for construction of a new carport.

ROLL CALL:

Sam Akeman, Chairman	Yes
Debbie Smith	Yes
Kayleen Johnston	Yes
Douglas Conrad	Yes
Kitty Reither	Yes
Kim Benda	Yes

ALL AYES – MOTION PASSED UNANIMOUSLY

Date of Hearing: May 4, 2011